

Appendix 2 – Master Developer Summary Sheet (Scenario 2)

Chilmington Green - Development Appraisal
Master Developer Cashflow

Review Ref.	Start Year	End Year	Total Acres	Total Hectares	Total Dwellings
Full Scheme	2017	2041	925.60	351.73	5750

Revenue			
Plot Receipts	Total Dwellings	£/Dwelling	Total £
Actual	0	£0	£0
Projected	5750	£32,773	£188,447,526
TOTAL INCOME			£188,447,526

Expenditure			
Actuals	£ Total		Total £
Direct Works	£11,500,000		£11,500,000
S106	£23,000,000		£23,000,000
General Overheads and Prelims	£0		£0
Consultant / Local Authority Fees	£0		£0
Projected	£ Total	Indexed	Total £
Direct Works	£43,504,304	1.31	£56,990,638
S106	£45,555,225	1.33	£60,463,144
General Overheads and Prelims	£1,750,895	1.31	£2,293,673
Consultant / Local Authority Fees	£16,689,011	1.31	£21,862,605
TOTAL EXPENDITURE			£176,110,059
BALANCE (LAND & PRE-FINANCE)			£12,337,467

	%	Total £
MD Annual Finance Rate	7.00%	£5,030,011

Residual Land Value								
	£	Acres	£ Total	Indexed	Indexed Total	SDLT	SDLT Total	Total £
Target Benchmark Land Value	£100,000	926	£92,560,000	1.00	£92,560,000	5.75%	£5,322,200	£97,882,200
Surplus / Deficit							£ Total	Viable
							-£90,574,744	NO